



తెలంగాణ రాజ పత్రము  
**THE TELANGANA GAZETTE**  
**PART-I EXTRAORDINARY**  
**PUBLISHED BY AUTHORITY**

No. 48]

HYDERABAD, WEDNESDAY, FEBRUARY 19, 2020.

**NOTIFICATIONS BY GOVERNMENT**

—X—

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**  
**(Plg.I(1))**

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE  
TO RESIDENTIAL USE ZONE IN TORRUR (V), HAYATHNAGAR (M), RANGA REDDY DISTRICT.

*[Memo No.5204/Plg.I(1)/2017, Municipal Administration & Urban Development (Plg.I(1)),  
13<sup>th</sup> February, 2020.]*

The following draft variation to the land use envisaged in the notified Master Plan for Nadergul zone segment Erstwhile HUDA-2021 vide G.O.Ms.No.288, MA & UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

**DRAFT VARIATION**

The site in Sy.No.382 of Torrur (V), Hayathnagar (M), Ranga Reddy District to an extent of Ac.10-23 gts which is presently earmarked for Conservation Use Zone in the notified Master Plan for Nadergul zone segment Erstwhile HUDA-2021 vide G.O.Ms.No.288, MA & UD dt:03.04.2008 is now proposed to be designated as Residential Use zone subject to the following conditions.

- The applicant shall pay the Development charges / conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.
- The Owner / applicant is solely responsible for any misrepresentation with regard to ownership / title, land ceiling clearance etc and they responsible for any damage claimed by any one on account of change of land use proposed.

- c) The applicant shall comply the conditions laid down in the GO.MS.No:168, dt: 07.04.2012.
- d) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The CLU orders shall not be used as proof of the title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- h) The Change of Land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- i) The applicant shall demolish the existing building falling in the setbacks if any as per G.O.Ms.No.168 MA dated:07.04.2012.
- j) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

#### **SCHEDULE OF BOUNDARIES**

NORTH : Sy.No.383 of Torrur (V).  
 SOUTH : Sy.No.383 of Torrur (V).  
 EAST : Sy.No.383 of Torrur (V).  
 WEST : Turkayamjal village boundary.

DRAFT VARIATION TO THE HMDA FOR DECLARATION OF BUFFER ZONE AS PER SWM RULES, 2016 AROUND THE MUNICIPAL SOLID WASTE (MSW) PROCESSING & DISPOSAL FACILITY OF GHMC AT JAWAHARNAGAR (V), KAPRA (M), (ERSTWHILE SHAMEERPET (M), MEDCHAL (DISTRICT).

*[Memo No.15785/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),  
15<sup>th</sup> February, 2020.]*

The following draft variation to the land use envisaged in the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

#### **DRAFT VARIATION -A**

- i) The site in Sy No.s u/r of Keesara (M) of Keesara Zone Segment falling under the Buffer Zone of the Dumping Yard as per proposals of the GHMC notified Master Plan-2021 vide G.O.Ms.No.288 MA & UD dt:03.04.2008 is as follows:



Sl. No	Village	Survey Numbers	Land use as per Notified Master Plan Notified vide G.O.Ms.No.288 MA & UD dt:03.04.2008	Proposal As per G.O.Ms.No.288 MA & UD dt:03.04.2008, Annexure-1 Sl.no.7
1	Haridapsally	55 (P), 56, 57, 58 (P) 63(P), 64, 65, 66, 67, 68(P), 69(P), 70(P)	Residential Zone, Open Space Buffer Zone, Waterbodies (Nala) Residential Zone	Open Space Zone (Green Belt Project)
2	Ahmednagar	24(P)	Open Space Zone	
	Nagaram	572(P), 571(P), 427, 428, 430, 454, 455(P), 523(P)	Forest	
		431(P), 433(P), 453(P), 427(P)	Residential use Zone	

- ii. The site in Sy No.s u/r of Jawaharnagar(V), Kapra(M) of Shameerpur Zone Segment falling under the buffer zone of the Dumping Yard as per proposal of the GHMC notified Master Plan-2021 vide G.O.Ms.No.288 MA & UD dt:03.04.2008 subject to following conditions:

Sl.No.	Village	Survey Numbers	Land use as per Notified Master Plan Notified vide G.O.Ms.No.288 MA & UD dt:03.04.2008	Proposal As per G.O.Ms.No.288 MA & UD dt:03.04.2008, Annexure-1 Sl.no.7
4	Jawaharnagar	241	Waterbody	Open Space Zone (Green Belt Project)
		709 (P)	30m wide proposed road	
		145, 146, 153, 162	Conservation use Zone	
		163	Partly Conservation use Zone, Partly Open Space Buffer & Partly Waterbody	
		144	Partly Conservation use Zone, Partly Public and Semi Public use Zone & Partly Open Space Buffer	
		147	Partly Conservation use Zone, Partly Public and Semi Public use Zone, Partly Open Space Buffer & 30m wide Proposed road and road Junction	
		164	Partly Open Space Buffer & Partly Waterbody	
		726 (P), 224, 233, 729(P), 728 (P)	Partly Public and Semi Public use Zone & Partly Open Space Buffer	
		219, 220, 221, 222, 234, 235, 236, 238 (P)	Partly Public and Semi Public use Zone, Partly Open Space Buffer & Partly Waterbody	
		173	Partly Public and Semi Public use Zone, Partly Open Space Buffer, Partly Conservation use zone, Partly Waterbody, 30m wide existing Proposed road & 30m wide Proposed road	
	Jawaharnagar	172	Partly Public and Semi Public use Zone, Partly Open Space Buffer, Partly Waterbody & 30m wide existing Proposed road	Open Space Zone (Green Belt Project)
		142	Partly Residential use Zone & Partly Public and Semi Public use Zone	
		151	Partly Residential use Zone, Partly conservation use Zone, 30m wide Proposed road & Proposed road	
		154	Partly Residential use Zone, Partly conservation use Zone, 30m wide Proposed road & Proposed road and road Junction	
		161	Partly Residential use Zone, Partly Conservation use Zone, Partly Open Space Buffer & Proposed road	
		160	Partly Residential use Zone, Partly Conservation use Zone, Partly Open Space Buffer, Partly Waterbody & Proposed road	
		152	Partly Residential use Zone, Partly conservation use Zone, Two 30m wide Proposed road & Proposed road and road Junction	
		73	Partly Residential use Zone, Partly Public and Semi Public use Zone & Two 30m wide existing Proposed road and road Junction	
		143, 148, 169	Partly Residential use Zone, Partly Public and Semi Public use Zone & 30m wide Proposed road	
		39 (P)	Partly Residential use Zone, Partly Public and Semi Public use Zone & Proposed road	
		74, 76	Partly Residential use Zone, Partly Public and Semi Public use Zone & Two Proposed road and road Junction	
		77 (P)	Partly Residential use Zone, Partly Public and Semi Public use Zone & Two Proposed roads	
		75	Partly Residential use Zone, Partly Public and Semi Public use Zone, 30m wide existing Proposed road & Proposed road	

		40 (P)	Partly Residential use Zone, Partly Public and Semi Public use Zone, 30m wide existing Proposed road & Two road Junctions	
		171	Partly Residential use Zone, Partly Public and Semi Public use Zone, Partly Open Space Buffer & Two 30m wide existing Proposed road and road Junction	
		167	Partly Residential use Zone, Partly Public and Semi Public use Zone, Proposed Road & 30m wide existing Proposed road and road Junction	
		168	Partly Residential use Zone, Partly Public and Semi Public use Zone, Proposed Road & 30m wide Proposed road and road Junction	
		165	Partly Waterbody, Partly Public and Semi Public use Zone & Partly Open Space Buffer	
		166	Partly Waterbody, Partly Public and Semi Public use Zone, Partly Open Space Buffer & 30m wide existing Proposed road	
		43 (P), 44 (P), 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 66, 239 (P), 180, 181, 182, 183, 185, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 223, 225, 226, 227, 228, 229 (P), 230, 231 (P), 232, 237, 285 (P), 286, 287 (P), 288 (P), 289 (P), 294 (P), 295, 296, 297, 298, 300, 301 (P), 302 (P), 307 (P), 308 (P), 309, 310 (P), 313 (P), 712, 713 (P), 730 (P), 731 (P), 735 (P)	Public and Semi Public use Zone	
	Jawaharnagar	174, 175, 177, 178, 179, 184, 186	Public and Semi Public use Zone & 30m wide existing Proposed road	Open Space Zone (Green Belt Project)
		710 (P), 711	Public and Semi Public use Zone & 30m wide proposed road	
		45 (P), 47, 48, 49, 51 (P), 64, 65, 69	Public and Semi Public use Zone & Proposed road	
		67, 68	Public and Semi Public use Zone & Two Proposed road Junction	
		70, 71, 72	Public and Semi Public use Zone, 30m wide existing Proposed road Junction & Proposed road Junction	
		42 (P)	Residential use Zone	
		84 (P)	Residential use Zone & 30m wide Proposed road	
		78 (P), 79 (P), 133 (P), 141 (P), 83 (P), 138 (P), 149	Residential use Zone & Proposed road	
		82 (P), 150	Residential use Zone & Two Proposed road and road Junction	
		130 (P)	Residential use Zone and road Junction	
		156	Residential use Zone, 30m wide existing Proposed road & 30m wide Proposed road	
		157	Residential use Zone, 30m wide existing Proposed road & 30m wide Proposed road and road Junction	
		158, 159, 170	Residential use Zone, 30m wide existing Proposed road & Proposed road	
		131	Residential use Zone, 30m wide existing Proposed road & 30m wide Proposed road and road Junction	

	155, 139 (P), 140	Residential use Zone, 30m wide Proposed road & Proposed road and road Junction	
	132 (P)	Residential use Zone, Two Proposed roads and road Junction	
	129 (P)	Road Junction	

- a) The proposal for purpose of declaration of 500mts buffer zone around the Treatment and Disposal faculty for Municipal solid waste HMSW project facility Ay.no.173 (Dumping Yard) Jawaharnagar as per the Solid waste Management Rules, 2016 of GHMC shall be considered as "Open Space Zone (Green Belt Project)" as per G.O.Ms.No.288 MA & UD dt:03.04.2008, Annexure-1 Sl.no.7.
- b) The natural position of Water bodies, NALA'S, if any within the 500mts Proposed Buffer shall not be disturbed.
- c) The Master Plan roads, Village Roads shall be maintained as it is.
- d) No Developments/activity is allowed except plantation.

**(B) Schedule of Boundaries for the Proposed Buffer Zone:**

Sl.no	Direction	Village Name	Survey Numbers
1	North	Jawaharnagar	40(P), 39(P), 77(P), 78(P), 79(P), 82(P), 83(P), 84(P), 130(P), 129, 134, 135, 139(P), 138(P)
		Haridaspalley	70(P), 68(P), 69(P), 63(P), 60, 57(P), 58
2	East	Haridaspalley	55(P)
		Ahmedguda	24(P)
		Nagaram	572(P), 571(P), 523, 518(p), 455(p), 455(P)
3	West	Jawaharnagar	301(P), 302(P), 307, 308(P), 310(P), 311(P), 313(P), 188(P), 189(P), 186(P), 709(P), 710(P), 713(P), 728(P), 726(P), 729(P), 731(P), 736(P), 735(P), 734, 51(P), 45(P), 44(P), 43(P), 42(P)
4	South	Jawaharnagar	293, 292, 290, 291, 284(P), 285(P), 265, 264(P), 239(P), 238(P), 241(P), 231(P), 288(P), 289(P),
		Nagaram	433(P), 431(p), 427(p)

**ARVIND KUMAR,**  
*Principal Secretary to Government.*

—x—